

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
February 2, 2006
7TH FLOOR LARGE CONFERENCE ROOM**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

MINUTES

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall
give in this Planning Commission Meeting shall be the truth,
the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

1A. Case No. 0510-01

CE 05-187

Conditional Use Permit

(Derek Burnham,
Project Planner)

RECOMMENDATION:

Glenn Arneson

4800 East Pacific Coast Hwy

(Council District 4)

Request for Conditional Use Permit and Site Plan Review approval to establish an oil change facility at an existing car wash.

Approve the Conditional Use Permit and Site Plan Review requests, subject to conditions.

1B. Case No. 0511-06

CE 05-217

Tentative Parcel Map

(Steve Gerhardt,
Project Planner)

RECOMMENDATION:

Scott Ayres

2331 East 10th Street

(Council District 4)

Request for approval of Tentative Tract Map No. 64075 to convert eight (8) residential dwelling units into condominiums.

Approve Tentative Tract Map No. 65075, subject to conditions.

REGULAR AGENDA

2. Case No. 0312-19

ND 02-05

Zone Change, Site Plan Review,
Lot Merger, Standards Variance

(Jayme Mekis,
Project Planner)

RECOMMENDATION:

Pastor Nelson

1401 West 34th Street

(Council District 7)

Request for a Zone Change for R-1-N (residential, single family) to I (Institutional) and Site Plan Review to remodel and expand an existing church and parking lot with Standards Variance for spire height of 40' instead of not more than 30'; less than 5' interior landscape setback; relocate an existing driveway along the southern portion of the property approximately 20' from the corner of 34th Street & Delta Avenue (instead of not less than 90' from the corner); allow side yard setback of 3' & 5' (instead of not less than 10'); and to provide 40 new parking spaces (instead of the required 44); and a Lot Merger.

1. Certify Negative Declaration No. 02-05;
2. Approve Zone Change, Site Plan Review, Lot Merger and Standards Variances, subject to conditions.

3. **Case No. 0510-12**
CE 05-192
Conditional Use Permit
- (Steven Valdez,
Project Planner)
- RECOMMENDATION:
- Mike Robinson**
2201 Lakewood Blvd
(Council District 5)
- Request for a Conditional Use Permit for check cashing/money transfer store in a neighborhood shopping center.
- Deny Conditional Use Permit.
4. **Case No. 0511-05**
CE 05-216
Administrative Use Permit, Local Coastal Development Permit
- (Jayme Mekis,
Project Planner)
- RECOMMENDATION:
- Casey Kammel for Executive Fitness**
5708 & 5710 East 2nd Street
(Council District 3)
- Appeal of the Zoning Administrator's decision to approve a Local Coastal Development Permit and Administrative Use Permit allowing the establishment of a personal training studio with spa, massage and cosmetic care.
- Sustain the decision of the Zoning Administrator to grant the Local Coastal Development Permit and Administrative Use Permit (allowing a personal training studio with spa, massage and cosmetic care) and deny the appeal.
5. **Case No. 0504-01**
ND 31-05
Site Plan Review, Subdivision Map, Standards Variance
- (Jeff Winklepleck,
Project Planner)
- RECOMMENDATION:
- Warren Hughes**
Hughes Development, Inc.
1500 Pine Avenue
(Council District 1)
- Request for approval of Site Plan Review, a Tentative Tract Map for a two-story, 22-unit condominium complex (includes a density bonus for 2 very low income units) and a Standards Variance to allow vehicle access from Pine Avenue instead of limiting vehicle access to the alley.
1. Certify Negative Declaration No. 31-05; and
2. Approve the Site Plan Review, Tentative Tract Map and Standards Variance, subject to conditions.

6. **Case No. 0512-32
ND 16-03**
Modification to an Approved Permit

(Lynette Ferenczy,
Project Planner)

**Steven Clark of James Ratkovich & Associates
100 East Ocean Blvd and 207 Seaside Way
(Council District 2)**

Request to modify an approved permit (Case No. 0210-04 Vesting Tentative Tract Map, Site Plan Review, Local Coastal Development Permit and Standards Variance) for construction of a 23 level (19 stories over four levels of parking) high rise residential building with 155 residential condominium units and ground floor commercial uses. This development also includes an off-site parking garage to be located at 207 Seaside Way. The proposed modifications include changes to the exterior building design, an additional level of underground parking, an increase in lot coverage, a change to the Victory Park improvements, and new request for a reduced corner cutoff at the driveway entrances.

RECOMMENDATION:

Approve the modification request, subject to conditions.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update
- b. Preview of February 16, 2005 agenda

1140-1148 Molino	Condominium Conversion 16-units
1055-1057 Orizaba	Condominium Conversion 23-units
1460 Obispo	Condominium Conversion 8-units
3747 Atlantic Avenue	Conditional Use Permit cell site – roof mounted residential
2751 East Broadway	Conditional Use Permit for alcohol sales at restaurant
1500 Pine Avenue	22-unit Condominium Conversion
1100 Walnut	Condominium Conversion 11-units
2930 East 4 th Street	Remodel Ralph's shopping center
1101-1121 Gaviota	27-unit Condominium Conversion
1925 Pacific Avenue	Conditional Use Permit, Administrative Use Permit, Standards Variance for church
- c. Upcoming availability
- d. Training
- e. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.

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